

# \$859,900 - 35 Versant View Sw, Calgary

MLS® #A2251979

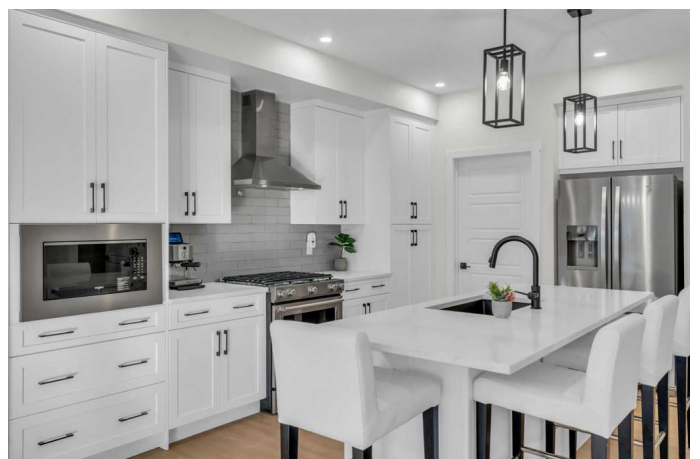
**\$859,900**

5 Bedroom, 4.00 Bathroom, 2,427 sqft

Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

This stunning family home offers the perfect blend of luxury, functionality, and peace of mind with a full new home warranty. Designed for today's modern lifestyle, every detail has been thoughtfully crafted. Step inside to a bright, open floorplan featuring 9 ft ceilings on both the main and upper levels. The main floor boasts a rare bedroom with a private ensuite, ideal for guests, in-laws, or a dedicated home office. At the heart of the home, the chef-inspired kitchen is equipped with high-end KitchenAid gas appliances, a walkthrough mudroom and pantry, and seamless flow into the sun-soaked dining and living areas. It's a space designed to impress whether entertaining or enjoying quiet family evenings. Upstairs, discover four spacious bedrooms, three full baths, and a versatile bonus room. The thoughtful design includes two luxurious primary retreats, each with private ensuites, plus an upper-level laundry room for everyday convenience. The lower level features soaring ceilings and a separate side entrance, offering fantastic potential for a future suite (with City of Calgary approval), extended family space, or rental income. Finished with durable James Hardie siding, elegant architectural details, and modern mechanicals (furnace, hot water tank, and roof all less than a year old), this home is built to last. Garage shelving adds extra storage practicality. Located in the vibrant new community of Alpine Park, you'll enjoy access to scenic parks, schools, trails, and everyday amenities. The Shops of Buffalo Run



including Costco, are minutes away, and with Calgary Transit now serving the neighborhood, youâ€™ll love the added convenience. Donâ€™t just buy a home â€“ embrace a lifestyle where modern living meets community charm.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2251979    |
| Price          | \$859,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,427       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 35 Versant View Sw |
| Subdivision | Alpine Park        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Y 0W9            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s) |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating      | Forced Air                                                                                                    |
| Cooling      | None                                                                                                          |
| Has Basement | Yes                                                                                                           |
| Basement     | Full, Unfinished                                                                                              |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Other                                              |
| Lot Description   | Back Yard, Rectangular Lot                         |
| Roof              | Asphalt Shingle                                    |
| Construction      | Cement Fiber Board, Stone, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 11                   |
| Zoning         | R-G                  |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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